

July 2006

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 4
No. 7

"Green Factor" Considered for Seattle's Neighborhood Business Districts

DPD has proposed a new landscaping requirement for Seattle's commercial areas to work with current open landscaping and open space requirements. The Seattle Green Factor provides a new menu of landscaping strategies that will be required for all new development in neighborhood business districts. It is intended to increase the amount and quality of urban landscaping in these dense urban areas, while allowing increased flexibility for developers and designers.

The green factor will encourage the planting of layers of vegetation and larger trees in areas visible to the public and in the public rights-of-way directly adjacent to the property. There are additional bonuses for using rainwater harvesting and/or low-water use plantings. Use of larger trees, tree preservation, green roofs and even green walls is encouraged by this proposal.

An online worksheet has been developed that will assist applicants in calculating their "score," allowing them to try different combinations of features to reach the requirement.

see **green factor** on page 2



Get Your Green On at July Workshops!

Capture the growing green building market by learning the latest information on green building tools, technologies and construction approaches at a series of July workshops.

— see pg. 7 for details

Northgate Revitalization Revs Up

Major progress is being made at Northgate. A quick update includes the following items:

June

South Lot Groundbreaking – This major construction project is ready to begin and includes three important additions to Northgate: the Thornton Creek Water Quality Channel, Lorig Associates' mixed-use development and ERA Care senior living center. In addition to a cinema and commercial space, nearly 500 new housing units will be developed, including affordable rental units in the Lorig development. The channel will improve water quality for Thornton Creek and provide 2.7 acres of open space for the community. Adjacent to this development, a new Third Avenue will be constructed to connect Northeast 100th Street with Northeast 103rd Street. The projects are scheduled for completion in 2008.

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Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

DPD Proposes Land Use Amendments to Address Pet Daycares

Pet daycare centers are businesses that provide care for pets while the owners are away from home during the day. They have become increasingly popular with pet owners, with more than a dozen pet daycare centers currently operating throughout the city. However, since they are a relatively new type of service, the City's land use regulations do not clearly address these businesses, leading to confusion for business owners and neighbors.



In response, DPD is proposing Land Use Code amendments to:

- identify pet daycare centers as a general retail sales and service use distinct from animal shelters and kennels, and
- apply appropriate standards for pet daycares, to mitigate potentially adverse impacts on their surroundings.

The proposed code provisions would define pet daycare centers as retail sales and service uses that may include boarding. They would be permitted in all commercial, downtown and industrial zones. Standards would limit the area devoted to boarding, identify measures to control potential noise and odors and require parking and loading spaces.

DPD anticipates that the City Council will consider these proposals this summer.

If you have questions or would like more information, contact:

Mike Podowski, DPD Land Use Planner
(206) 386-1988, mike.podowski@seattle.gov

green factor, *cont. from page 1*

The green factor proposal is being considered as part of the City Council's review of the Mayor's Neighborhood Business District Strategy (NBDS). The NBDS proposal, the first substantial revision and update of commercial zoning requirements in many years, is intended to advance the City's growth management strategy as embodied in Seattle's Comprehensive Plan and neighborhood plans for vibrant, pedestrian-oriented neighborhood centers.

The current schedule for review of the NBDS proposal, subject to change, will include an additional public hearing and full Council action in the fall. Visit the NBDS website for more information about the Mayor's NBDS proposal, including all related documents.

For more information about the NBDS proposal, please contact:

Lish Whitson, DPD Land Use Planner
(206) 233-0079, lish.whitson@seattle.gov

For more information about the Seattle Green Factor, contact:

Steve Moddemeyer, DPD
(206) 386-1981, steve.moddemeyer@seattle.gov

SPC

Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

The Seattle Planning Commission has been actively involved in several projects which have recently reached significant points in their development. Below is an update on these projects:

Industrial Lands Strategy: For several years, the Planning Commission has advocated for the development of an industrial lands strategy. The City's policy is to retain all designated industrial lands and support industrial businesses since they are a vital component of the city's economic base. Industrially-zoned land provides a safe haven where industrial operations are less likely to impinge on non-compatible uses. In recent years there have been numerous requests to change comprehensive plan policies and land use zoning designations for industrial properties reflecting an increasing pressure to convert industrial lands to other uses. The commission feels strongly that the City must not simply respond to each request on a case-by-case basis, but instead make rational decisions based on an informed and well thought-out strategy.



Industrial businesses are a vital component of Seattle's economic base

Each year, during the Comprehensive Plan amendment process, the Planning Commission reiterates its belief that an industrial lands strategy should be developed and adopted by the City. In addition, last November, the commission hosted a roundtable discussion of City decision-makers to discuss this issue. The roundtable report will be available within the next few weeks. This spring, City Council allocated \$150,000 to the Department of Planning and Development (DPD) to begin the process of researching our industrial land resource and understanding current demand for industrial land.

The Planning Commission will work closely with DPD in its research and plans to sponsor a public outreach program that will include representatives from City government, the Port of Seattle, business owners, land owners, labor, freight concerns, real estate experts and regional governments. The commission also intends to identify national experts on this topic and bring them to Seattle to get their insights as to emerging trends in 21st century industry and Seattle's place in the national and global economy.

Housing Choices—Detached Accessory Dwelling Units: The Planning Commission has also long advocated for the allowance of detached accessory dwelling units (DADUs) in the city. DADUs provide lower cost housing options for many people as well as give homeowners an option to house family members or supplement their income, helping them continue to afford their homes. This month City Council begins its review of the Mayor's legislation that would allow DADUs in southeast Seattle (in an area south of I-90 and east of I-5.) The commission looks forward to working with City Council as it reviews this legislation.

South Lake Union Urban Center Plan: In the 2004 Comprehensive Plan 10-year update, the South Lake Union neighborhood was designated an urban center to recognize the significant growth planned for the neighborhood. Under the State's Growth Management Act, reclassifying a neighborhood requires that its neighborhood plan be updated. The City has undertaken this process for South Lake Union. DPD has worked with neighborhood organizations, residents and business owners in taking the existing neighborhood plan and updating it with current housing and employment projections for the developing neighborhood. The Planning Commission has been assisting staff in their efforts to create a new neighborhood plan by reviewing recommendations and assisting in the public involvement process. This summer, final community

see **planning commission** on page 10

CITY PLANNING



Urban Neighborhoods

Updating the Multifamily Code

Mayor Nickels is committed to a comprehensive re-evaluation of Seattle's multifamily zones. Since Seattle's Comprehensive (Comp) Plan and Design Review program were adopted in 1994, it has become necessary to evaluate how the City's zoning regulations fulfill Comp Plan goals and encourage well-designed buildings that are appropriate for Seattle's neighborhoods.

First Phase of Multifamily Zones Review Complete

DPD has completed the first phase in reviewing the City's multifamily zones. Mayor Nickels is committed to re-evaluating the Multifamily Code to fulfill Comprehensive Plan goals and encourage well-designed and appropriate buildings in Seattle's neighborhoods. This phase included review of recent development history in the zones, public outreach about the preliminary findings, and an update of the preliminary report based on community feedback.

Working with the Seattle Planning Commission, DPD held focus groups and hosted a public meeting to take comments on initial recommendations for the multifamily zones. The public meeting was well attended by community representatives, designers and builders. Notes from small group discussions are available online (see *address below*).

DPD updated its preliminary report, originally released in April, incorporating feedback. This report, available in hard copy as well as on the website, contains recommended concepts that will guide development of new zoning code language between now and the end of the year.

In addition to the focus groups and public meeting, DPD staff has made presentations at neighborhood group meetings this spring and will continue to do so over the next several months. We also anticipate holding another public meeting to take comments when draft code recommendations are ready this fall.

If you would like a presentation on the Multifamily Code Update at your neighborhood meeting or if you would like more information about the proposed changes to multifamily zoning requirements, visit the Multifamily Zoning Update website at www.seattle.gov/dpd/planning/multifamily, send an email to multifamily@seattle.gov, or contact:

Mike Podowski, DPD Land Use Planner
(206) 386-1988, mike.podowski@seattle.gov

Northgate Planning Exhibit

The Northgate Now exhibit, is now on display in Seattle Municipal Tower's lower lobby. Focusing on the transformation of the Northgate area, the exhibit will hang through summer 2006.

Northgate Now

The Vision

Northgate's future is a vital urban center with a core of new jobs, housing, open spaces and valued public places, surrounded by healthy single-family neighborhoods.

The suburban, low-density automobile landscape is now being transformed into a more walkable, vibrant, transit-oriented place where people live, work, shop and play. Realizing this vision requires transforming land uses and transportation choices. Understanding Northgate's history helps us appreciate Northgate's past and its exciting future.

The History

When the first settlers came to the north Seattle region, they found a dense forest dotted by small lakes and meadows and dotted by streams. The settlement that grew here and flourished throughout the Northgate area and gathered momentum in the 1890s. David Denny, one of Seattle's original settlers, was the first to build just north of Seattle in 1870. Much of the land was cleared of its forest and its trees in order to rebuild Seattle after the Great Fire of 1889. The Seattle Central Interurban Line of electric trolleys, started in the 1890s, soon brought new residents beyond the city limits and north of Fifth Avenue. For the next 50 years, Northgate developed slowly into a rural community where cows and sheep grazed.

Big Changes

On April 23, 1950, Northgate Mall opened – listed as the largest shopping center in the nation. Northgate Mall marked the start of modern shopping. On opening day there were 18 stores and the 2,000-car parking lot was completely full.



1870's David Denny's cabin in the Northgate area

1890's The Seattle Central Interurban Line

1950 Northgate Mall

1965 Interstate 5 was completed making it easier to drive between Northgate and other Puget Sound destinations. This apartment and office



1965 Interstate 5 was completed making it easier to drive between Northgate and other Puget Sound destinations. This apartment and office

northgate, cont. from page 1

Northgate Mall – Simon Property Group, Inc. has begun its first major expansion in many years. Work has begun on the new parking garage on the south end of the mall site, with construction of new retail space on the west side to begin shortly.

The Coordinated Transportation Investment Plan – On June 27, the Northgate Stakeholders Group completed its advice on the Coordinated Transportation Investment Plan, a major transportation plan for the Northgate area through 2030. On June 22, the comment period ended for the related environmental impact statement (EIS). The EIS and plan will be completed by September.

July 15

New Northgate Library, Park and Community Center – The public is invited to a major celebration starting at noon, July 15, to open this important new civic center at Northgate. In addition, the first phase of improvements to Fifth Avenue has been completed, including street trees and a planted median strip.

The City has developed a construction hotline and email address to respond to questions and concerns from the public about the ongoing construction at Northgate: (206) 733-9081, BuildingNorthgate@seattle.gov.

legislative updates

Public Hearing

Proposed Legislation will Allow Link Light Rail Extension in Shoreline Districts

DPD is proposing to amend the Land Use Code and Shoreline Master Program (Seattle Municipal Code Chapter 23.60) to allow light rail facilities within the Shoreline District. In addition, amendments are proposed to ensure that sites impacted by long term light rail-related construction activities within the Shoreline District are restored. These amendments are necessary in order for Sound Transit to complete the planned northern segment of Link light rail and to allow possible future extensions of the light rail system.

On July 26, 2006, the City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposal at 2:00 p.m. in the Council's Chamber (*see directions at right*). For those unable to attend the public hearing, written comments may be sent by July 25, 2006, to:

Councilmember Peter Steinbrueck, Legislative Dept.
600 Fourth Ave., Floor 2
P.O. Box 34025
Seattle, WA 98124-4025

Copies of the proposed amendments may be obtained at the DPD Public Resource Center (*see right*). Questions concerning the public hearing may be directed to Neil Powers in Councilmember Steinbrueck's office, by calling 684-8804 or neil.powers@seattle.gov. Questions regarding the proposed amendments may be directed to Miles Mayhew at (206) 615-1256 or miles.mayhew@seattle.gov.

Environmentally Critical Areas Update Challenged

Portions of the recently adopted regulations for Environmentally Critical Areas (ECA) have been challenged. The challenge is in the form of a Petition for Review, which is provided for under the Growth Management Act (GMA). The challenge includes several issues, including the adequacy of the regulations with regard to earthquake hazards, wetlands protection, and shoreline and riparian corridor buffers.

The GMA Hearings Board will hear the petition on July 17. GMA calls for the board to rule on the petition within 180 days, unless the parties agree to allow more time. The board's decision can be appealed to King County Superior Court.

Until further notification, the newly adopted ECA regulations will continue to be enforced. When available, updates will be posted on DPD's website at www.seattle.gov/dpd.



Seattle City Council Chambers are located on the second floor of the new City Hall at 600 Fourth Ave. in downtown Seattle.

Viewing Legislation

Printed copies of **draft** legislation are available from the DPD staff member listed with each story or from the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Electronic versions of **final** legislation (both City ordinances and the Seattle Land Use Code) are available on the City Clerk's website at www.seattle.gov/leg/clerk.

Attending Hearings

Seattle City Council committee agendas and hearing schedules are available online at www.seattle.gov/council.

Information is also available from the legislative assistant who staffs the committee reviewing the legislation by calling (206) 684-8888 or TDD (206) 233-0025.

Public hearings are held in Council Chambers on the second floor of the new City Hall at 600 Fourth Ave. The building entrance is on Fifth Ave. between Cherry and James Streets. The Chambers are physically accessible and print and communications access are provided by advance request.

For those who wish to testify, a sign-up sheet is available outside the Council Chambers a half-hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.



Get Involved in Urban Sustainability

A Chance to Shape Land Use as if Transportation Mattered

Please join us on Aug. 28, refreshed and ready for action after a short summer break, as we consider actions we can all take to turn the strain of rising gas prices into a driver for positive change.

MONDAY, AUG. 28

Rising Gas Prices: Consumer Crisis or Wake-up Call?

5:30-7 p.m.

Seattle Central Library Auditorium
1000 Fourth Ave.

Free event; no registration required

ABOUT THE EVENT: The rapid run-up of gas prices has created sticker shock for motorists, and calls for action by government to do something about it. Dunphy will share his research on consumer willingness to change travel habits, as well as housing choices, to reduce the cost of travel. He will explore options for real estate development that give people more travel choices, and are supported by market trends, as well as some of the practical impediments to their success. Dunphy will offer ideas for actions that citizens can take to turn this crisis in family budgets into an opportunity to create a more pedestrian-friendly, transit-oriented Seattle.



FEATURING: Bob Dunphy, Senior Resident Fellow, Transportation and Infrastructure, Urban Land Institute. With a reputation for translating traffic, transit and parking issues related to land use and development into understandable problems with manageable solutions, Dunphy maintains a high profile in the transportation community. He is lead author of *Developing Around Transit: Strategies & Solutions That Work*, *Moving Beyond Gridlock: Traffic*

& Development, *Transportation & Growth: Myths & Facts* and is currently updating ULI's *Shared Parking*. Dunphy chaired the Transportation Research Board's committee on transportation and land development and is a frequent speaker to national and local programs.

About the Urban Sustainability Forum

At our energizing public forum you'll hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

An opportunity for business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future of Seattle, these events are sponsored by the City of Seattle, the Seattle Public Library, Better-Bricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

Information on future speakers and additional events for 2006 are available on our website at **www.seattle.gov/dpd/citygreen**.

If you have any questions, please contact:

Janet Stephenson
janet.stephenson@seattle.gov
(206) 615-1171

Sharpen Green Building Skills at July Workshops

Healthy. Efficient. Environmentally Responsible. Can your homes make these statements? A recent survey by the National Association of Home Builders points to dramatic growth in green building among residential home building professionals—a 20 percent increase in 2005 with a projected additional increase of 30 percent in 2006.

Capture this growing market and stay ahead of the curve by learning the latest information on green building tools, technologies and construction approaches. This educational series is coordinated by the Cascadia Green Building Council and sponsored in part by the Department of Planning and Development along with Energy Star Homes Northwest.

Friday, July 7, 12-2 p.m.: LEED for Homes

Currently in its pilot phase, the US Green Building Council's LEED for Homes rating system is poised to transform the residential building marketplace toward sustainable building. Learn the basics of the LEED-H from Kathleen O'Brien, principal of O'Brien and Company, green building consultants and LEED for Homes Pilot Rater for Washington state. In this two-hour session you'll learn:

- The basics of the LEED-H Rating System
- Steps involved in certifying a home under LEED
- Preliminary lessons learned with the LEED-H Pilot Program

Friday, July 14, 12-2 p.m.: Residential Builders' Perspective on Green Building

Hear from Seattle-area builders and developers how green building has become part of their business model. Mark Huppert, principal of Catapult Community Developers, will discuss the business case for residential green building and facilitate a discussion about observations and lessons learned.

Friday, July 21, 12-2 p.m.: Zero Net Energy and Energy Efficiency Incentives

Learn about the potential for homes that produce as much energy as they consume—even here in the Pacific Northwest! The first step is minimizing the energy load of a home—find out what financial incentives are available to help with this. Then hear about local case studies that show how it's done.

Friday, July 28, 7:30 a.m.-12 p.m.: House as a System

This half-day workshop outlines how heat, moisture and ventilation interact in a home, and how smart design and construction practices can produce a home that's durable, healthy and energy efficient. Learn from experts how to make it happen on your projects.

All sessions will be held at the Lighting Design Lab. The July 7, 14 and 21 sessions include lunch; the July 28 session includes breakfast. Register for the series and receive a discount. Visit www.seattle.gov/dpd/citygreen (see the *Green Event Calendar* under *Events & News*) for registration information.

Questions?

Contact Thor Peterson at (206) 615-0731 or thor.peterson@seattle.gov.



Read case studies on award-winning green homes and money-saving technologies at www.seattle.gov/dpd/citygreen.

Topics covered include:

- single family residences
- multifamily projects
- commercial projects
- City facilities
- sustainable communities





AS SERVICE ALERTS

Helping applicants navigate the permit process

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Extra Intake Appointments to Replace Land Use Drop-off Applications

In June, DPD nearly doubled the available number of intake appointments for Land Use applications in response to the current demand. Applications for Master Use Permits are going strong and in recent months DPD has seen a record setting number of applications. The increase in intake appointments represents a level of enhanced service now available to permit applicants.

As a result of the increase in Master Use Permit intake appointments, effective Aug. 1, 2006, DPD will no longer be accepting drop-off applications for Master Use Permits, except for Early Design Guidance applications that have been screened during a land use presubmittal conference. DPD believes we will be providing more effective service to our customers by returning to an intake system where customers will meet directly with staff who will screen and process their Land Use applications.

If you have questions about this change in service, please contact:

Roberta Baker, DPD ASC Manager
(206) 684-8195, roberta.baker@seattle.gov

ECA Update: Wetlands

Wetlands - SMC 25.09.160

The City of Seattle has completed the first major update to its environmentally critical areas (ECAs)



ENVIRONMENTALLY CRITICAL AREAS

regulations since they were first adopted in 1992. These regulations address how development on and adjacent to Seattle's ECAs is regulated. ECAs include the city's wetlands, areas important for fish and wildlife such as riparian corridors (creeks) and shorelines, geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas, and abandoned landfills.

With the new regulations taking effect on May 9, 2006, we're running a series of articles which focus on significant changes in the regulations. Below is the third installment, *Wetlands - SMC 25.09.160*. For more on the new ECA regulations, visit www.seattle.gov/dpd/planning/ecauupdate.

New Regulations - SMC 25.09.160

The regulation of wetlands is now based upon the Washington State Wetland Rating System. Wetlands are rated in four categories: I—highest quality to IV—lowest quality, for habitat, hydrologic and water quality functions and values. Seattle has fewer category I or II wetlands and a greater number of category III and IV wetlands.

The new regulations will:

- Regulate wetlands 100 square feet or larger, unless abutting waterbody, then no minimum.
- Lower to 150 square feet of development the

see **wetlands** on page 9

wetlands, *cont. from page 8*

waiver for small projects in wetland buffers, with mitigation required.

- Increase the wetland buffer for category I and II wetlands to 100 feet; 110 feet if determined to have moderate habitat values; and 200 feet if high habitat value.
- Increase the wetland buffer for category III wetlands to 60 feet, or 85 feet if determined to have moderate or greater habitat values.
- Allow buffer averaging where a wetland's functions would not be compromised.
- Maintain the wetland buffer for category IV wetlands at 50 feet. A reduction in the buffer to 35 feet may be allowed.
- Prohibit development or use in a wetland buffer and, if the buffer is predominantly in a naturally functioning condition, all vegetation must remain undisturbed.
- Allow third party review when DPD and an applicant's wetlands expert disagree about wetland rating or delineation.
- Allow Category IV wetlands less than 1,000 square feet to be filled and graded with mitigation required to replicate lost functions and values.
- Restrict pesticide and fertilizer use within 50 feet of a wetland.

Old Regulations

- Regulated wetlands are those greater than 100 square feet.
- Wetland buffer: 50 feet required for all categories. A reduction in the buffer to 35 feet may be allowed for Category IV wetlands.
- Small project waivers for 750 square feet of development are permitted adjacent to wetlands.

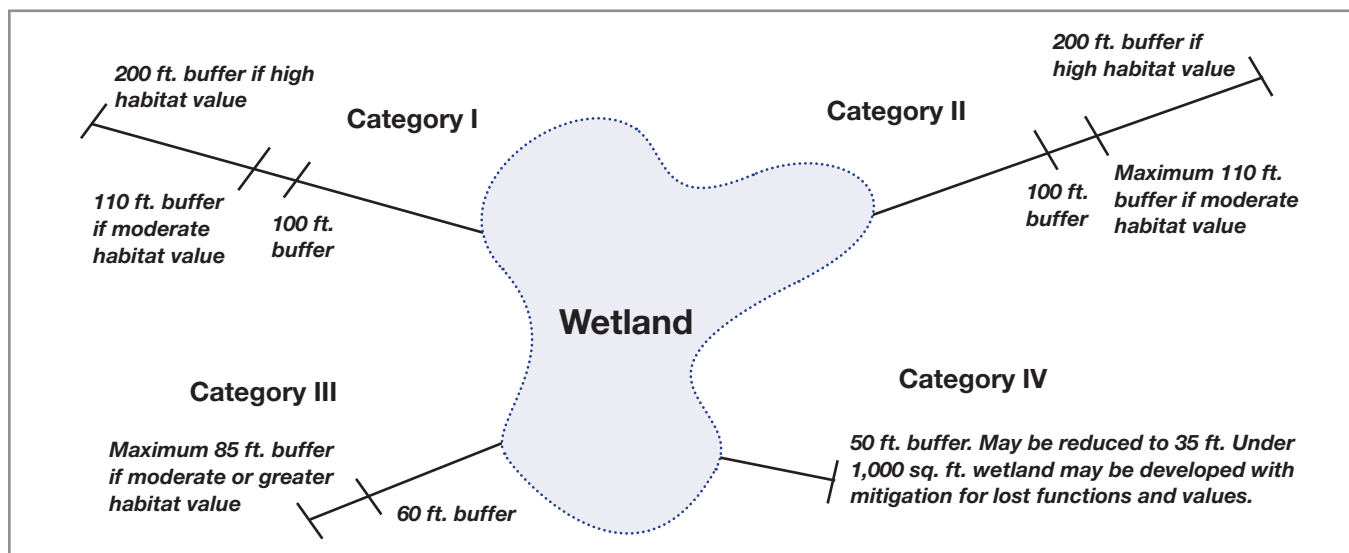
Interdepartmental Permit Process Coordination Update

In response to comments from permit stakeholders, this new coordinated permitting function for DPD and the Seattle Department of Transportation (SDOT) has been temporarily delayed to review the proposed process and make adjustments as needed.

The goals of Interdepartmental Permitting are to allow applicants to:

- Obtain a consolidated report with different City departments' analysis and requirements.
- Avoid late identification of costly design requirements.
- Reduce gaps and contradictory information from disjointed department input.
- Better scope and plan project budgets.

A new launch date for this process will be announced soon.



Updated Trade Licensing Laws in Effect

In May, three Seattle trade licensing laws were relocated to a separate subtitle within the Seattle Municipal Code Title 6, and the provisions of each were revised to be parallel to and consistent with each other. The new regulations were effective June 21, 2006.

Specific changes to the Gas Piping Installers Licensing Law (SMC 6.430) include new provisions for appeals, stop work, notice of violation and penalties. Also, the yearly license renewal date has been moved from May 31 to March 31.

Specific changes to the Steam Engineer and Boiler Firemen Licensing Law (SMC 6.420) include:

- Additional years of experience are required for Grades I and II steam engineers.
- Steam engineers would be able to apply for a supervisor's license with one year experience instead of three.
- The qualifications for licenses are reformatted from text into tabular format.
- Provisions for revocation of licenses, appeals, stop work, notice of violation and penalties are added.
- DPD is given specific authority to perform inspections to determine compliance with the chapter.

Specific changes to the Refrigeration Licensing Law (SMC 6.410) include:

- A section on scope and purpose is added.
- The legislation gives DPD specific authority to enforce the chapter, to require applications, and to administer examinations.
- The legislation makes it unlawful to have charge of, or to permit someone to operate a refrigeration system without complying with the licensing requirements.

tion system without complying with the licensing requirements.

- Provisions governing air conditioning contractors are combined with those for refrigeration contractors.
- The license category for industrial refrigeration engineer is being phased out to reflect changes in the industry.
- The existing section on late renewal is deleted. A section is added requiring that applicants whose licenses have been expired for more than one year must retake the examination.
- The provisions for revocation of licenses is replaced with more enforceable language.
- Bond requirements are deleted.
- Provisions for appeals, stop work, and notice of violation are added.
- DPD is given specific authority to perform inspections to determine compliance with the chapter.
- Penalties are revised for consistency with the other licensing programs.
- The yearly license renewal date has been moved from July 31 to June 30.

For more information on DPD's Trade Licensing Program, visit www.seattle.gov/dpd/enforcement/licensing. Copies of the new laws can be obtained through the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

For more information, contact:

Larry Leet, DPD Licensing Supervisor
(206) 684-8459, larry.leet@seattle.gov

planning commission, *cont. from page 3*

comments are being integrated into the plan and legislation is expected to go to City Council in the fall.

Adult Cabarets: Councilmember Peter Steinbrueck, chair of the City Council's Urban Development and Planning Committee, has asked the Planning Commission to review the Mayor's recently proposed legislation changing land use regulations for adult cabarets. The commission has established a subcommittee to study the legislation and provide insights and thoughts to the full commission. The commission currently intends to have a response to Councilmember Steinbrueck by the end of July.

Ethics Management Plan: In addition to the work described above, the commission also undertook an

extensive review of its administrative policies and code of conduct by updating its ethics management plan. The full plan can be found on our website at www.seattle.gov/planningcommission/docs/EMPApproved.pdf

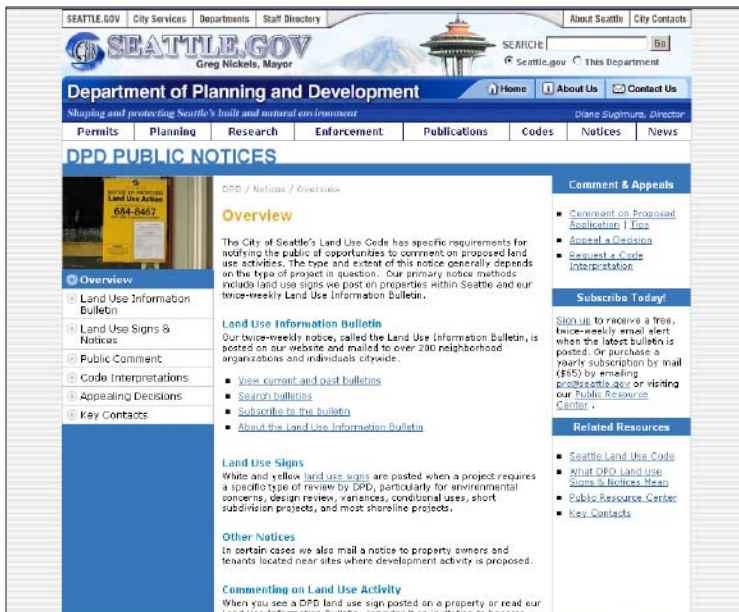
The SPC is an independent citizen advisory commission authorized by City Charter in 1946 to advise the City government on broad planning goals, policies and plans that affect the physical development of Seattle. For more on the SPC, visit www.seattle.gov/planningcommission or contact:

Scott Dvorak, Planning Analyst
(206) 684-8694, scott.dvorak@seattle.gov

DPD's Website Continues to Improve

At DPD, we are constantly striving to improve our customers' online experience, making every effort to provide as much information as possible in the most easy-to-use, efficient way. In last month's issue of dpdINFO, we announced our new Activity Locator, which allows you to view permitting and land use activity in Seattle using an interactive map powered by Google's eye-catching map technology. While the function is still a prototype, or Beta, version of the service, we have received quite positive feedback.

As part of an effort to create continuity amongst all City of Seattle websites, DPD will be implementing a new look for our website over the rest of the summer. With this facelift, we have been able to create better connections between the pages and functions of our site, including a revamp of popular services such as the GIS Mapping Tool, the Permit & Complaint Status application, and the Code Violation Complaint Form.



The new look of www.seattle.gov/dpd

Don't forget, as always at www.seattle.gov/dpd, you can:

- Apply for an electrical permit
- Request an inspection
- Check the status of your permit
- Report a code violation
- Download codes, forms and publications
- Catch up on news and events
- Comment on land use actions
- Review properties using GIS mapping feature
- Follow progress on city planning projects

If you have comments or suggestions about DPD's website, www.seattle.gov/dpd, please contact webteam@seattle.gov.

Client Assistance Memos

UPDATED

- **CAM 209**, *Master Use Permit Application Requirements for Shoreline Permits*, was revised as a result of the recent update to Seattle's Environmentally Critical Areas ordinance.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

DRAFT

The following Director's Rules are available for review through 5 p.m. on July 5, 2006:

- **DR 11-2006**, *Augercast Piles* (superseding DR 26-87).
- **DR 14-2006**, *Continuous and Periodic Batch Plant Inspection Procedures*.

For more information, contact Vicki Baucom, vicki.baucom@seattle.gov, (206) 233-2757.

RESCINDED

Recent amendments to the Seattle Building and Land Use codes eliminate the need for the following DPD Director's Rules, which were rescinded effective June 19, 2006:

- **DR 25-2005**, *Use of Wired Glass in Hazardous Locations*.
- **DR 20-93**, *Public Benefit Features: Guidelines for Evaluating Bonus and TDR Projects, Administrative Procedures and Submittal Requirements in Downtown Zones*.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M, W, F: 9am-4:30pm; Tu, Th: 10:30am-4:30pm

Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467

Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm

Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

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